

This Instrument prepared & recording requested by:

T. Larry Ledbetter, Attorney  
AutoZone West, Inc.  
c/o AutoZone, Inc.  
Dept. 8340  
P. O. Box 2198  
Memphis, TN 38101-2198

After recording, mail to:  
Scott Fraser  
AutoZone, Inc.  
Department 8340  
P. O. Box 2198  
Memphis, TN 38101-2198

ABOVE AREA IS RESERVED FOR RECORDER'S USE ONLY

THIS AMENDED MEMORANDUM OF LEASE AMENDS THAT CERTAIN MEMORANDUM OF LEASE RECORDED ON DECEMBER 3, 1996 IN VOLUME 12598, PAGES 0247 THROUGH 0251, THAT CERTAIN REVISED AND RESTATED MEMORANDUM OF LEASE RECORDED ON JANUARY 12, 1998 IN VOLUME 13039.0305.001 THROUGH 13039.0305.005, AND THAT CERTAIN AMENDED MEMORANDUM OF LEASE RECORDED ON JUNE 9, 2004 AS DOCUMENT #D204177869, ALL IN THE COUNTY CLERK'S OFFICE OF TARRANT COUNTY, TEXAS

AutoZone #5873-01-01  
Ft. Worth, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## **AMENDED MEMORANDUM OF LEASE**

THIS AMENDED MEMORANDUM OF LEASE is made on November 19, 2010 between Frank Rosen and Irene Rosen, Trustees of the Rosen Living Trust dated October 31, 1988, as to an undivided 50% interest and Richard Rybak and Andrew Rybak, Co-Trustees of the Pola and Ted Rybak Family Trust U.A.D. October 8, 1993, as to an undivided 50% interest, collectively d/b/a R & R Investments (collectively hereinafter "Landlord"), and AutoZone West, Inc. (formerly known as Chief Auto Parts Inc.), a Delaware corporation (hereinafter "Tenant").

### **WITNESSETH:**

For and in consideration of One Dollar (\$1.00) and other valuable consideration paid and to be paid by the Tenant to the Landlord, the Landlord does demise and lease unto Tenant and the Tenant does lease and take from the Landlord upon the terms and conditions and subject to the limitations more particularly set forth in a certain Fourth Amendment to Lease Agreement (hereinafter "Amendment") between the Landlord and Tenant, bearing even date herewith, to which Amendment, all previous amendments, and the Lease Agreement amended thereby (collectively "Lease") reference is hereby made for all the terms and conditions thereof, which terms and conditions are made a part hereof as fully and particularly as if set out verbatim herein, an approximately 5,400 square foot premises (the "Premises"), situated within the City of Fort Worth, County of Tarrant, and State of Texas, municipally known as 3200 Race Street, Fort Worth, Texas. Said Premises being erected on the following described lands:

BEING ALL OF LOT 23-R, BLOCK 162 OF MCADAMS ADDITION, AN ADDITION TO THE CITY OF FT. WORTH, ACCORDING TO THE REVISED PLAT RECORDED IN CABINET B, SLIDE 1642, TARRANT COUNTY RECORDS, TARRANT COUNTY, TEXAS.

ALSO KNOWN AS 3200 RACE STREET, FORT WORTH, TEXAS 76111

TO HAVE AND TO HOLD the above described Premises unto the Tenant for the Term ending on March 31, 2017, unless sooner terminated or extended as provided for in the Lease.

LANDLORD in said Amendment has granted to Tenant certain rights to two (2) separate consecutive Options for Tenant to further extend the Term for two (2) separate consecutive additional Option Terms of five (5) years each, which Options are exercisable by Tenant as provided for in said Amendment

IN TESTIMONY WHEREOF, the above named Landlord and the above named Tenant have caused this instrument to be executed on the day and year set forth above.

**LANDLORD:**

Frank Rosen and Irene Rosen, Trustees of the Rosen Living Trust dated October 31, 1988 as to an undivided 50% interest

By: Frank Rosen  
Printed Name: Frank Rosen  
Title: Trustee

By: Irene Rosen  
Printed Name: Irene Rosen  
Title: Trustee

SEE ATTACHED CERTIFICATE

Richard Rybak and Andrew Rybak, Co-Trustees of the Pola Rybak and Ted Rybak Family Trust U.A.D. October 8, 1993, as to an undivided 50% interest

By: Richard Rybak  
Printed Name: Richard Rybak  
Title: Co-Trustee

By: Andrew Rybak  
Printed Name: Andrew Rybak  
Title: Co-Trustee

**TENANT:**

AutoZone West, Inc.,  
a Delaware corporation

By: James C. Griffith  
Printed Name: James C. Griffith  
Title: Vice President

By: Diana H. Hull  
Printed Name: Diana H. Hull  
Title: Vice President

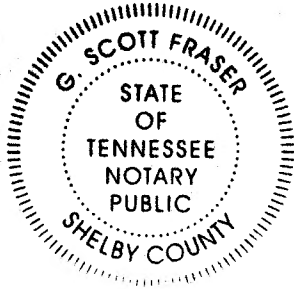
Approved, Verified and  
Passed for Signing

[Signature] [Signature]

State of Tennessee

County of Shelby

This instrument was acknowledged before me on November 19, 2010 by James C. Griffith, Vice President and Diana H. Hull, Vice President of AutoZone West, Inc., a Delaware corporation, on behalf of said corporation.



G. Scott Fraser, Notary Public

G. Scott Fraser  
(Printed Name)

My Commission Expires: 2/29/2012

STATE OF CALIFORNIA )

COUNTY OF Los Angeles ) ss.

On Dec 13th, 2010 before me, Ravinder Bhalla, Notary Public (Notary Public) personally appeared Frank Rosen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ravinder Bhalla (SEAL)

Ravinder Bhalla, Notary Public

(Printed Name)

NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE

My Commission Expires: Aug 28, 2013

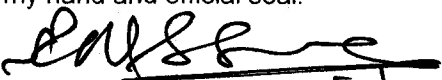


STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

On Dec 12th, 2010 before me, Ravinder Bhalla, Notary Public (Notary Public)  
personally appeared Irene Rosen, who proved to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her  
authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which  
the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

 (SEAL)  
Ravinder Bhalla, Notary Public

(Printed Name)  
NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE

My Commission Expires: Aug 28, 2013




STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

On DEC, 07th, 2010 before me, Bachittar Singh (Notary Public)  
personally appeared Richard Rybak, who proved to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his  
authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

 (SEAL)  
(Printed Name)  
NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE

My Commission Expires: 7/6/13



STATE OF CALIFORNIA

COUNTY OF San Bernardino <sup>SS.</sup>

On Dec. 3, 2010 before me, Christine Gilbert (Notary Public) personally appeared Andrew Rybak, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christine Gilbert (SEAL)

Christine Gilbert  
(Printed Name)

NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE

My Commission Expires: May 6, 2014



SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

SCOTT FRASER  
AUTOZONE INC  
P O BOX 2198  
MEMPHIS, TN 38101

Submitter: AUTOZONE INC

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 12/23/2010 10:38  
AM

Instrument #: D210316913

OPR

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PGS

\$32.00

By: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Suzanne Henderson", is written over a horizontal line.

D210316913

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: AKCHRISTIAN